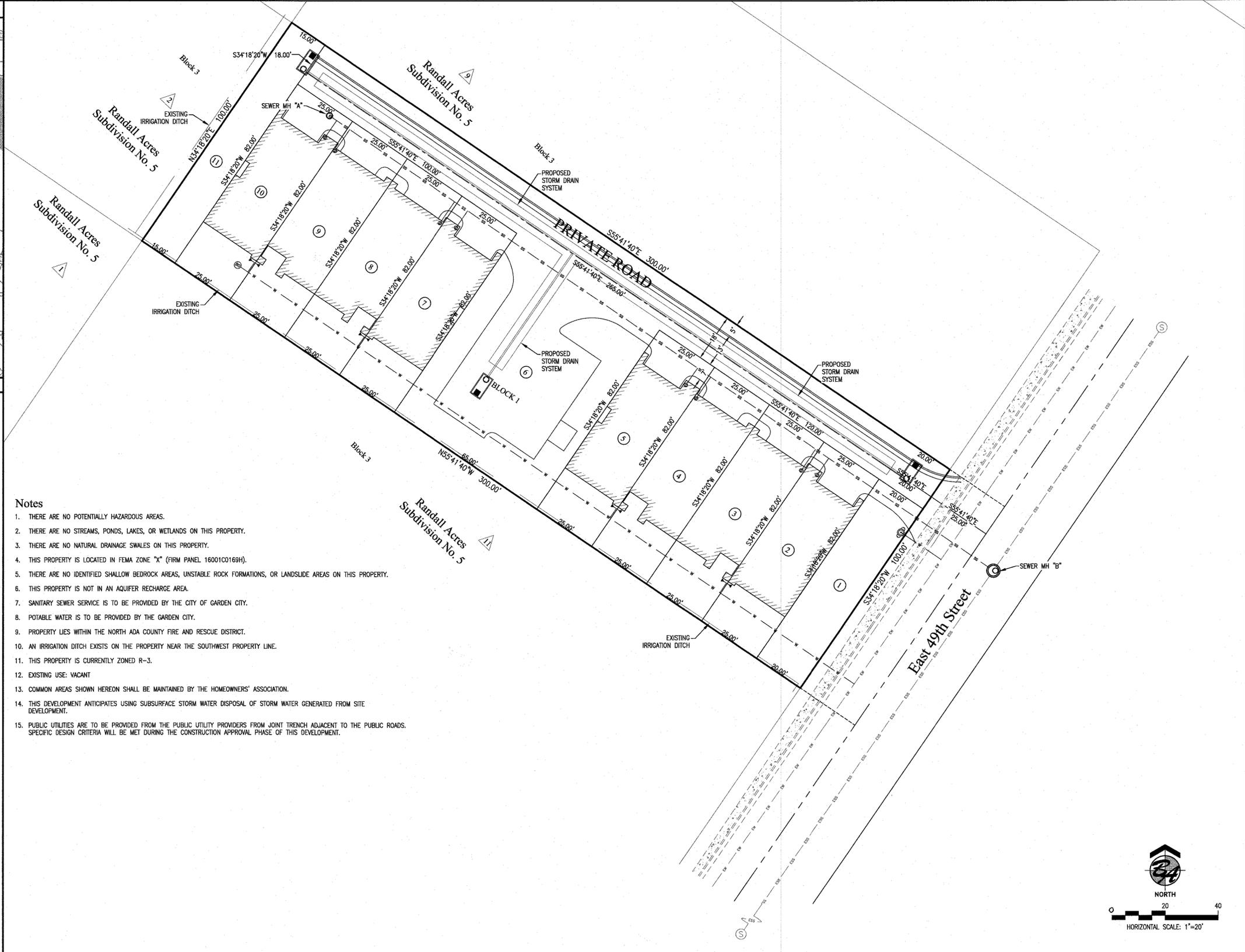


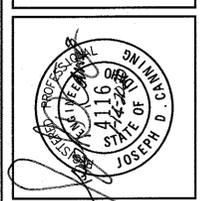
Legend

	LOT LINE
	BOUNDARY
	PROPOSED STRUCTURE
	PROPOSED SEWER MAIN
	PROPOSED WATER SERVICE MAIN LINE
	CENTERLINE
	PROPOSED CURB, GUTTER, & SIDEWALK
	PROPOSED PRESSURE IRRIGATION SERVICE
	PROPOSED WATER SERVICE
	PROPOSED SEWER SERVICE
	LOT NUMBER
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT



- Notes**
1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
 2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
 3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
 4. THIS PROPERTY IS LOCATED IN FEMA ZONE "X" (FIRM PANEL 16001C0169H).
 5. THERE ARE NO IDENTIFIED SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
 6. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
 7. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF GARDEN CITY.
 8. POTABLE WATER IS TO BE PROVIDED BY THE GARDEN CITY.
 9. PROPERTY LIES WITHIN THE NORTH ADA COUNTY FIRE AND RESCUE DISTRICT.
 10. AN IRRIGATION DITCH EXISTS ON THE PROPERTY NEAR THE SOUTHWEST PROPERTY LINE.
 11. THIS PROPERTY IS CURRENTLY ZONED R-3.
 12. EXISTING USE: VACANT
 13. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
 14. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM SITE DEVELOPMENT.
 15. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.

B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381



Riverpointe Subdivision Preliminary Plat
 Riverpointe Subdivision
 404 East 49th Street being situate in the Northwest Quarter of the Northeast Quarter of Section 31, Township 4 North, Range 2 East, Boise Meridian, City of Garden City, Ada County, Idaho
 Zone R-3

Revisions

REV.	DESC.	DATE/BY

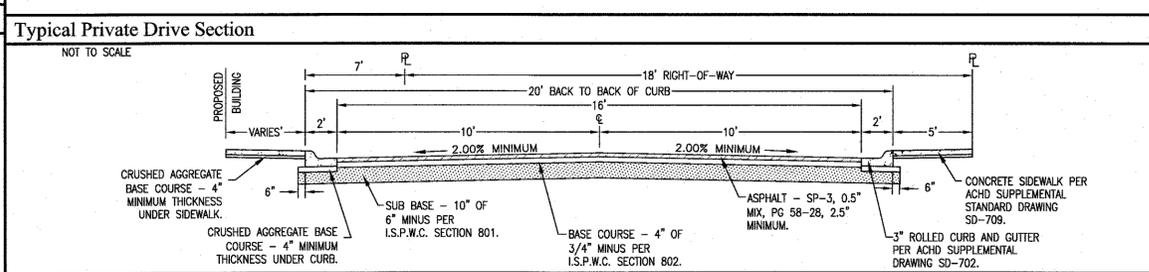
Owner/Applicant
 JOHN HOOK
 MESA CONSTRUCTION, INC.
 105 S. EL CAMINO REAL
 SAN CLEMENTE, CA 92672

Engineer/Land Surveyor
 JOE CANNING, PE LS
 B&A ENGINEERS, INC.
 5505 W. FRANKLIN RD.
 BOISE, ID 83705

Designer
 NICK LACROSS
 B&A ENGINEERS, INC.
 5505 W. FRANKLIN RD.
 BOISE, ID 83705

Sanitary Sewer Manhole Table

MANHOLE	INV IN	INV OUT
A	N/A	2629.82
B	2628.35	2628.25



Setback/Zoning Table

PROPOSED ZONE	R3
FRONT YARD SETBACK	5/20 FEET
REAR YARD SETBACK	15 FEET
STREET SIDE YARD SETBACK	5 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM STREET FRONTAGE	30 FEET
MINIMUM LOT WIDTH - INTERIOR LOT	50 FEET
MINIMUM LOT WIDTH - CORNER LOT	70 FEET
EXISTING ZONE	R3

Land Use Calculations

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	0.69	100%
RESIDENTIAL LOTS	0.38	55.07%
COMMON LOTS	0.31	44.93%

RESIDENTIAL LOTS	8
OPEN SPACE AREA LOTS	3
RESIDENTIAL DENSITY	0.125/Acre

Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

Scale/Notes
 DATE: January 14, 2020
 DRAWN BY: M.P. LA CROSS
 CHECKED BY: J.D. CANNING
 PROJECT NO: H110
 DRAWING FILE NAME: H110 PRE PLAT.dwg

SHEET NO:
Preliminary Plat

Notes

- ALL REFERENCES TO HOMEOWNERS ASSOCIATION HEREON ARE TO THE RIVERPOINTE SUBDIVISION HOMEOWNERS' ASSOCIATION AND THE OWNERS OF THE LOTS, WITHIN SAID SUBDIVISION, JOINTLY. THE LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH BY THE HOMEOWNERS ASSOCIATION RECORDED AS INSTRUMENT NO. _____
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF GARDEN CITY OR AS AMENDED BY APPLICATION AND APPROVED BY GARDEN CITY.
- NO EASEMENT SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, COVERED PARKING, OR OTHER SUCH IMPROVEMENTS.
- LOT 6, BLOCK 1 IS A PRIVATE ROAD/Common Area and conveys to those lot owners taking access from the private road the perpetual right of ingress and egress over said private road. Such easement shall run with the land, and provides that each lot owner taking access from the private road shall have undivided equal interest in the private road.
- THE LOTS IN THIS SUBDIVISION, WITH THE EXCEPTION OF LOTS 6, BLOCK 1, SHALL NOT BE ALLOWED DIRECT LOT ACCESS FROM EAST 49TH STREET.
- LOTS 1 & 11, BLOCK 1 ARE COMMON LOTS TO BE USED FOR OPEN SPACE WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND CANNOT BE DEVELOPED FOR RESIDENTIAL PURPOSE IN THE FUTURE. SAID LOTS 1 & 11 ARE SUBJECT TO A BLANKET, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT.
- THERE SHALL BE A 10-FOOT WIDE PERMANENT PUBLIC UTILITIES AND GARDEN CITY STREET LIGHT EASEMENT ADJACENT TO THE PUBLIC RIGHT-OF-WAY (EAST 49TH STREET).
- LOTS 6, BLOCK 1 HAVE BLANKET GARDEN CITY SANITARY SEWER AND WATER EASEMENTS.
- THE CITY OF GARDEN CITY WILL OWN AND MAINTAIN THE SEWER MAINLINE (THE LINE BETWEEN AND INCLUDING MANHOLES) WITHIN THIS SUBDIVISION. THE SANITARY SEWER SERVICE LINES FROM THE MAINLINE TO EACH HOME WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL HOMEOWNER BEING SERVED BY THE SERVICE LINE AND NOT THE CITY.
- THE CITY OF GARDEN CITY WILL OWN AND MAINTAIN THE WATER MAINLINE, ANY FIRE HYDRANTS, BLOW-OFFS AND WATER SERVICE LINES TO AND INCLUDING WATER METERS. THE WATER SERVICE LINES BEYOND THE WATER METERS WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL HOMEOWNER BEING SERVED BY THE SERVICE LINE AND NOT THE CITY.
- THE LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH BY THE SUBDIVISIONS HOMEOWNERS ASSOCIATION AND THE CITY OF GARDEN CITY RECORDED AS INSTRUMENT NO. _____

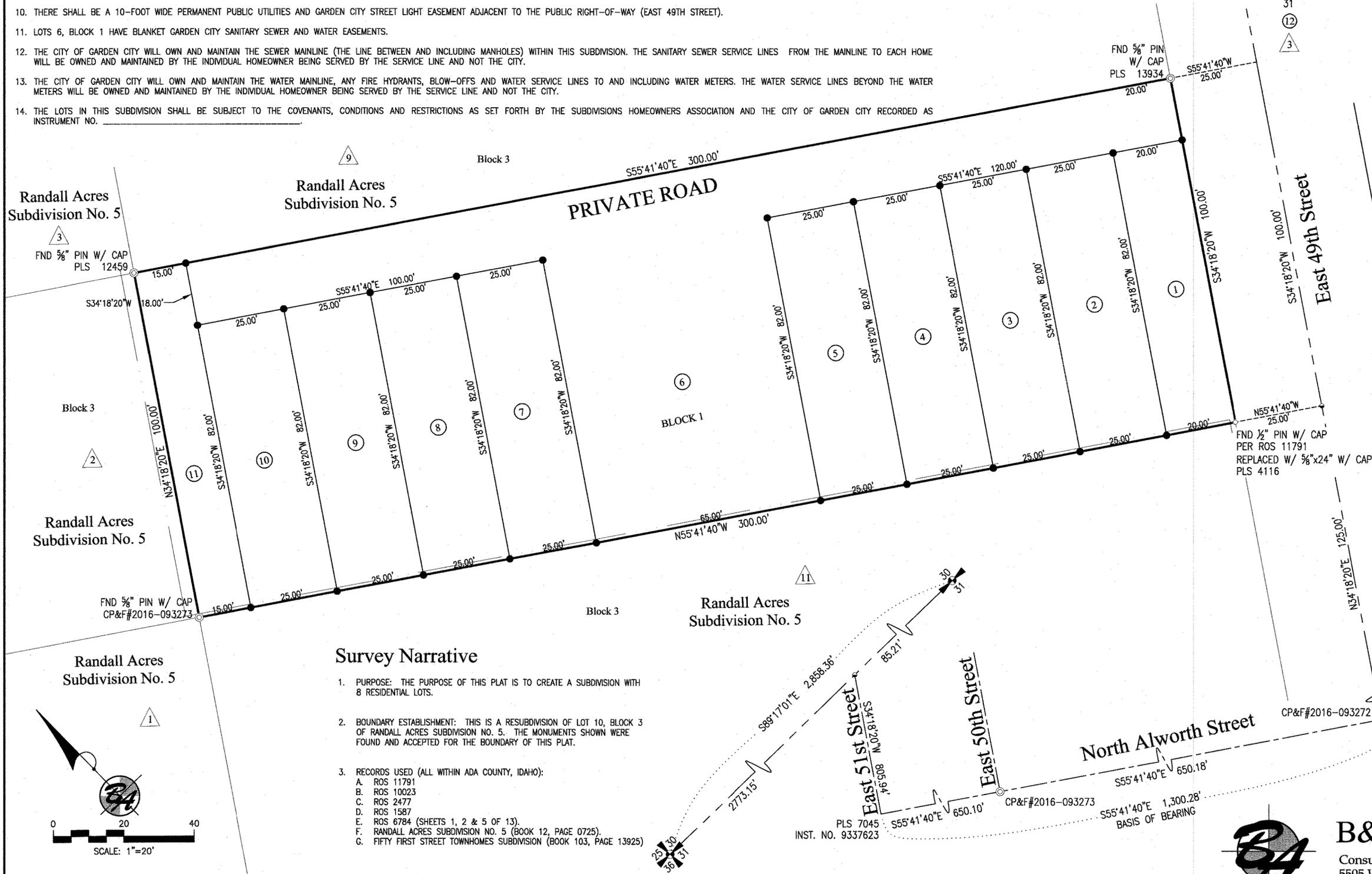
Riverpointe Subdivision

A RE-SUBDIVISION OF LOT 10, BLOCK 3 OF RANDALL ACRES SUBDIVISION NO. 5 BEING SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO

2020

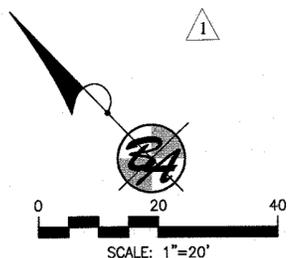
Legend

- SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- STREET CENTERLINE
- FOUND 5/8" PIN (SEE PLAT FOR ADDITIONAL INFORMATION).
- FOUND 1/2" PIN (SEE PLAT FOR ADDITIONAL INFORMATION).
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- CALCULATED POINT. NOT FOUND OR SET
- NORTHWEST SECTION CORNER
- NORTH QUARTER CORNER
- LOT NUMBER
- ADJOINING LOT NUMBER



Survey Narrative

- PURPOSE: THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION WITH 8 RESIDENTIAL LOTS.
- BOUNDARY ESTABLISHMENT: THIS IS A RESUBDIVISION OF LOT 10, BLOCK 3 OF RANDALL ACRES SUBDIVISION NO. 5. THE MONUMENTS SHOWN WERE FOUND AND ACCEPTED FOR THE BOUNDARY OF THIS PLAT.
- RECORDS USED (ALL WITHIN ADA COUNTY, IDAHO):
 - ROS 11791
 - ROS 10023
 - ROS 2477
 - ROS 1587
 - ROS 6784 (SHEETS 1, 2 & 5 OF 13).
 - RANDALL ACRES SUBDIVISION NO. 5 (BOOK 12, PAGE 0725).
 - FIFTY FIRST STREET TOWNHOMES SUBDIVISION (BOOK 103, PAGE 13925)



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381

Riverpointe Subdivision

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED DOES HEREBY CERTIFY THAT IT IS THE OWNER OF A CERTAIN TRACT OF LAND TO BE KNOWN AS RIVERPOINTE SUBDIVISION, AND THAT IT INTENDS TO INCLUDE THE FOLLOWING DESCRIBED LAND IN THIS PLAT:

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO, BEING LOT 10, BLOCK 3 OF RANDALL ACRES SUBDIVISION NO. 5, AS SHOWN ON THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE ADA COUNTY, IDAHO, RECORDER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE S89°17'01"E, 2,773.15 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 31 TO THE CENTERLINE OF EAST 51ST STREET, THENCE S34°18'20"W, 805.94 FEET ALONG THE CENTERLINE OF EAST 51ST STREET TO THE INTERSECTION OF EAST 51ST STREET AND NORTH ALWORTH STREET; THENCE S55°41'40"E, 1,300.28 FEET ALONG SAID CENTERLINE OF NORTH ALWORTH STREET TO THE INTERSECTION OF NORTH ALWORTH STREET AND EAST 49TH STREET; THENCE N34°18'20"E, 125.00 FEET ALONG THE CENTERLINE OF EAST 49TH STREET TO THE EXTENSION OF THE SOUTHWESTERLY BOUNDARY OF SAID LOT 10; THENCE N55°41'40"W, 25.00 FEET ALONG THE EXTENSION OF THE SOUTHWESTERLY BOUNDARY OF SAID LOT 10 TO THE MOST SOUTHERLY CORNER OF SAID LOT 10, WHICH IS THE POINT OF BEGINNING:

THENCE CONTINUING N55°41'40"W, 300.00 FEET ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 10 TO THE MOST WESTERLY CORNER OF SAID LOT 10;

THENCE N34°18'20"E, 100.00 FEET ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 10 TO THE MOST NORTHERLY CORNER OF SAID LOT 10;

THENCE S55°41'40"E, 300.00 FEET ALONG NORTHEASTERLY BOUNDARY OF SAID LOT 10 TO THE MOST EASTERLY CORNER OF SAID LOT 10;

THENCE S34°18'20"W, 100.00 FEET ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 10 TO THE POINT OF BEGINNING.

COMPRISING 30,000 SQUARE FEET (0.69 ACRES), MORE OR LESS.

THE EASEMENTS AND PRIVATE ROADS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY DEPICTED ON THE PLAT, AND FOR ANY OTHER PURPOSES DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. THE LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM GARDEN CITY AND GARDEN CITY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND.

JOHN HOOK, PRESIDENT _____ DATE _____
MESA CONSTRUCTION, INC.

Acknowledgment

STATE OF _____)
COUNTY OF _____)SS.

ON THIS ____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN HOOK, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF MESA CONSTRUCTION INC, THE CORPORATION THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF: I HAVE SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR _____
RESIDING IN _____
MY COMMISSION EXPIRES _____

Certificate of Surveyor

I, JOSEPH D. CANNING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF RIVERPOINTE SUBDIVISION NO. 2, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND ACCURATELY AND CORRECTLY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

JOSEPH D. CANNING, L.S. NO. 4116



Approval of Central District Health Department

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH DEPARTMENT, EHS _____ DATE _____

Approval of Ada County Highway District

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ____ DAY OF _____, _____.

COMMISSION PRESIDENT _____
ADA COUNTY HIGHWAY DISTRICT

Approval of City Engineer

I, THE UNDERSIGNED, CITY ENGINEER, IN AND FOR THE CITY OF GARDEN CITY, ADA COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT.

ACTING GARDEN CITY ENGINEER _____ DATE _____

Approval of City Council

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF GARDEN CITY, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____, _____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

GARDEN CITY CLERK _____

Certificate of County Surveyor

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR _____ DATE _____

Certificate of County Treasurer

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

ADA COUNTY TREASURER _____ DATE _____

Certificate of County Recorder

STATE OF IDAHO) _____
INSTRUMENT NO. _____
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK ____ M., THIS ____ DAY OF _____, _____ IN MY OFFICE, AND WAS RECORDED IN BOOK _____ OF PLATS AT PAGES _____, THROUGH _____. FEE: _____

EX-OFFICIO RECORDER: PHIL MCGRANE
DEPUTY: _____

Record of Survey No. 11791



Survey Narrative

- PURPOSE: SURVEY AND MONUMENT BOUNDARY OF LOT 10 OF BLOCK 3 OF RANDALL ACRES SUBDIVISION NO. 5
- SEE FURTHER NOTES ON THIS SURVEY FOR RECORD INFORMATION USED IN THE PERFORMANCE OF THIS SURVEY
- RECOVERED AND ACCEPTED MONUMENTS AS SHOWN HEREON
- DID NOT PROPORTION PLATTED DISTANCES AS MONUMENTS RECOVERED WERE NOT A NOTABLE DEVIATION FROM RECORD NOR DID THE FOUND MONUMENTS EXCEED EXPECTED TOLERANCES

Legend

- FOUND MONUMENT (SEE DESCRIPTION)
- SET 1/2" X 24" IRON REBAR WITH PLASTIC CAP - PLS 4116
- BOUNDARY OF SURVEYED PARCEL
- SURVEY INFORMATION LINE
- SURVEY TIE LINE

Notes

- SEE DEED #2018-028031 RECORDS OF ADA COUNTY
- SEE THE PLAT OF RANDALL ACRES SUBDIVISION NO. 5 FOR ADDITIONAL INFORMATION
- DOCUMENTS OF RECORD OF INTEREST:
MYSTIC COVE SUBDIVISION
RECORD OF SURVEYS
6764
9438
9990
10897

County Recorder's Certificate

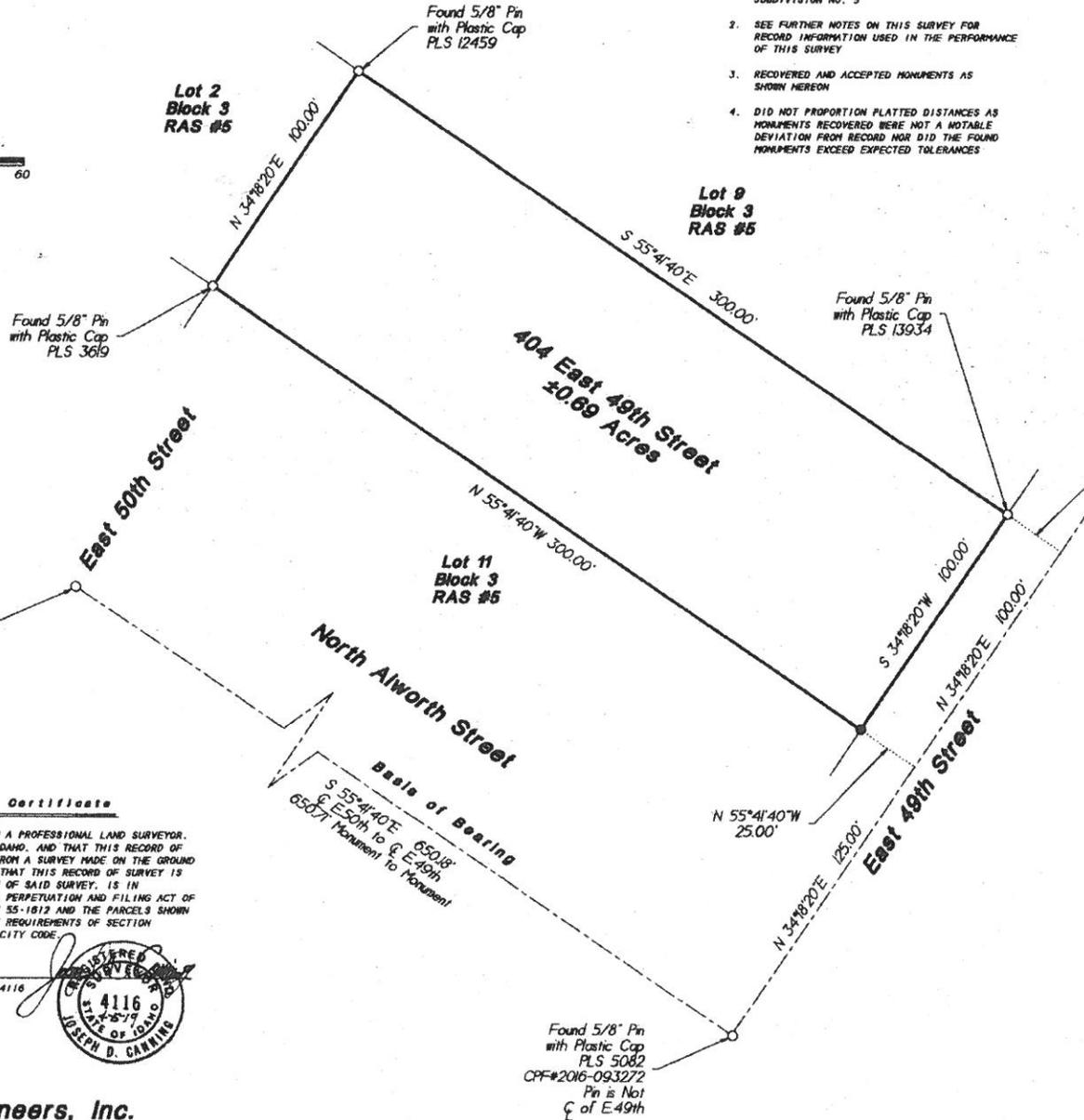
STATE OF IDAHO)
COUNTY OF ADA) SS.
INSTRUMENT NUMBER: 2019-027752
FILED FOR RECORD AT THE REQUEST OF John Hook
AT 9 MINUTES PAST 3 O'CLOCK, P. M., THIS 5 DAY
OF April, 2019.
EX-OFFICIO RECORDER: Phil McGraw
DEPUTY: Christy Ball
FEE: \$5.00

Record of Survey for John Hook

Lot 10 of Block 3 of
Randall Acres Subdivision No. 5
Situate in the Northeast Quarter of
Section 31,
Township 4 North, Range 2 East, Boise Meridian,
Garden City, Ada County, Idaho

Drawn By: J. Coasing
Survey By: KAC
Date: 5 April 2019

Index No. 421-31-1-4-0-12-725
Dwg. No. JDC-190405



Surveyor's Certificate

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS RECORD OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY. IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT OF IDAHO CODE SS-1801 THROUGH SS-1812 AND THE PARCELS SHOWN HEREON MEET THE APPLICABLE REQUIREMENTS OF SECTION 11-09-02.1.A OF THE BOISE CITY CODE.

JOSEPH D. CANNING, P.L.S. 4116



B & A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 West Franklin Road Boise, ID 83705
Voice: 208.343.3381 Facsimile: 208.342.5792
Web: <http://www.baengineers.com>



neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

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CLIENT: JOHN HOOK
49TH STREET MULTIFAMILY
404 E. 49TH STREET GARDEN CITY ID. 83714

PROFESSIONAL SEAL

NOT FOR PERMIT

NO.	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

A-211

JOB NUMBER 19109
DRAWN BY PKC

EXTERIOR FINISH LEGEND

- 1 HARDPLANK BOARD AND BATTEN - 1 X 2 VERTICAL BATTENS 2'-0" O.C.
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: BAKED CUMIN
COLOR NO: 1062-BENJAMIN MOORE
- 2 HARDPLANK CEMENT LAP SIDING - 6" LAP HORIZONTAL; 1X4 TRIM
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: EARLY MORNING MIST
COLOR NO: 1528 BENJAMIN MOORE
- 3 TRIM: HARDI FASCIA 1X8; WINDOWS 1X4; ACCENT BAND 1X8
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW7004
- 4 HARDPLANK CEMENT LAP SIDING - 6" LAP HORIZONTAL; 1X4 TRIM
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: WOODCLIFF LAKE
COLOR NO: 980 BENJAMIN MOORE
- 5 CULTURED STONE VENEER - BORAL - SKYLINE COUNTRY LEDGESTONE (ESR-1364 INSTALLED PER MFR.'S INSTALLATION INSTRUCTIONS)
- 6 30 YEAR ARCHITECTURAL ROOFING SHINGLE

*NOTE 1: PANEL SEAMS OF VERTICAL SIDING TO BE SHIPLAPPED



3 NORTH ELEVATION
3/16" = 1'-0"

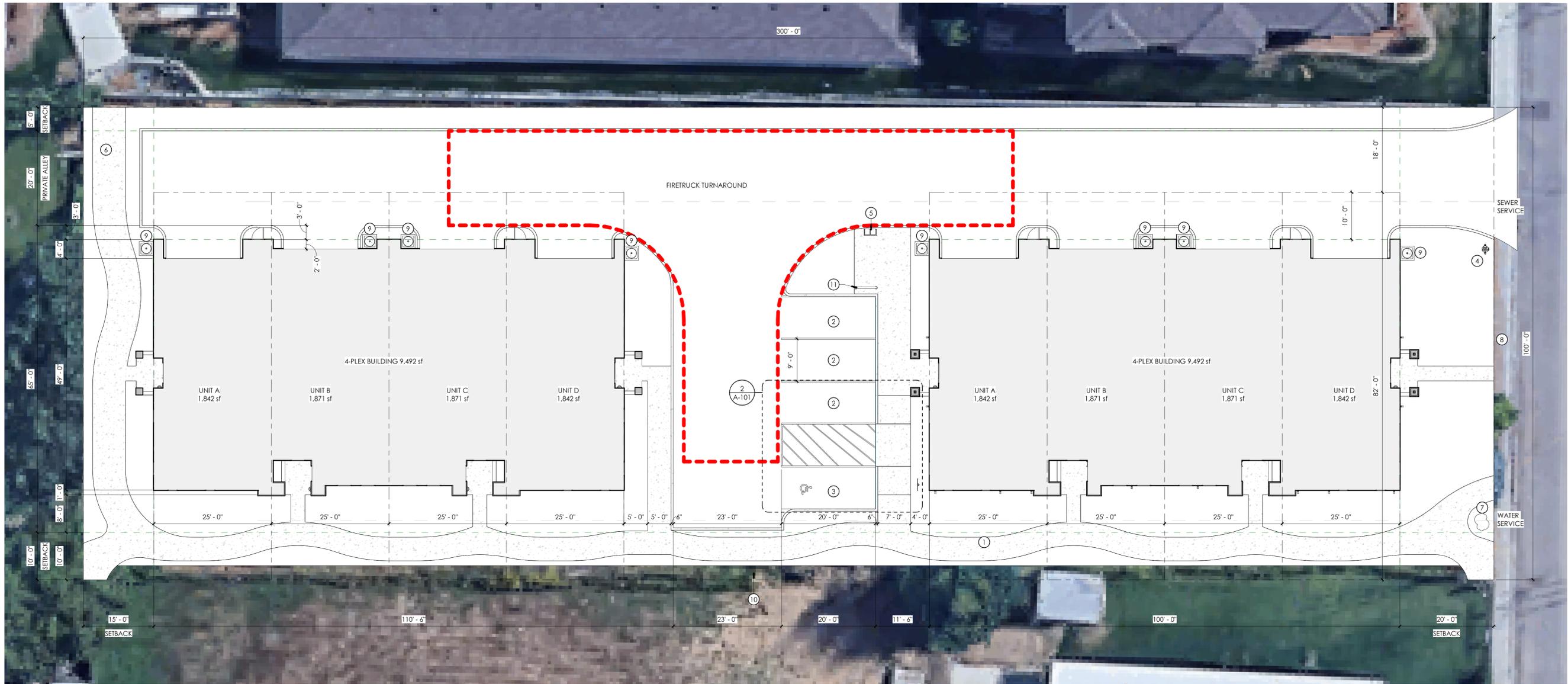


2 EAST ELEVATION
3/16" = 1'-0"

1 WEST ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"



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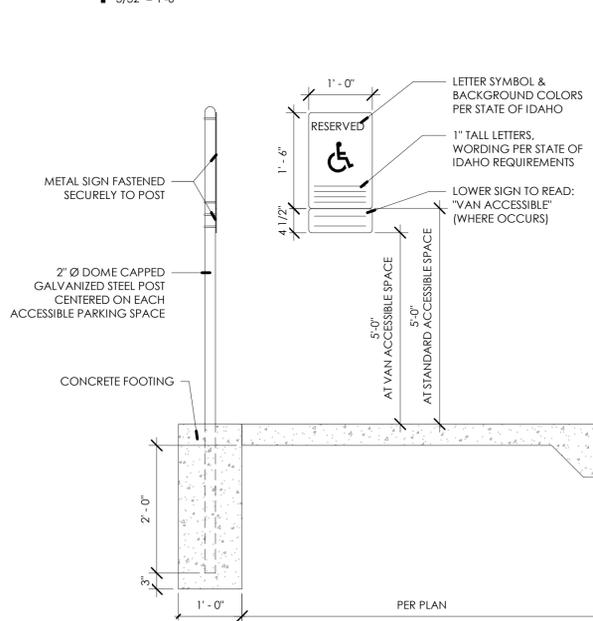
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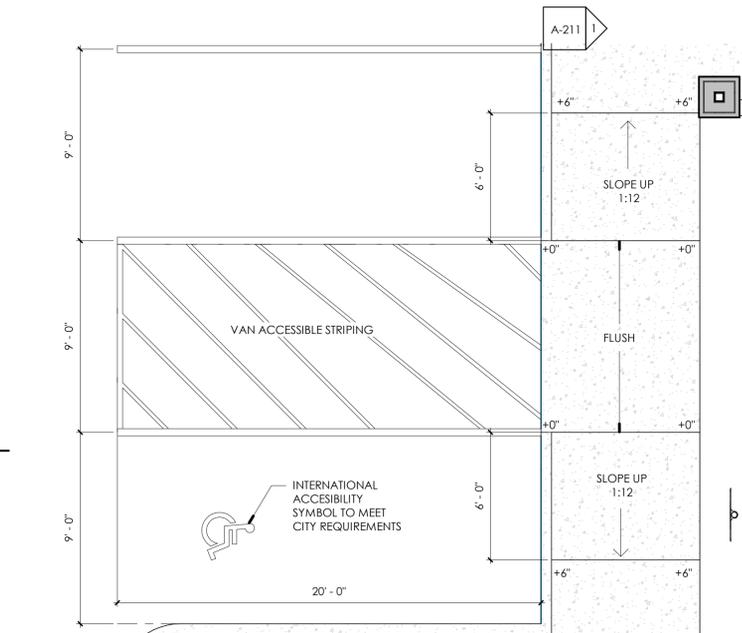
PROFESSIONAL SEAL

NOT FOR PERMIT

1 SITE PLAN - NEW
3/32" = 1'-0"



3 HANDICAP PARKING STALL SIGN DETAIL
3/4" = 1'-0"



2 ADA PARKING
1/4" = 1'-0"

SITE PLAN NOTES

#	Note
1	DRIVEABLE SIDEWALK AND LANDSCAPING
2	STANDARD 9'x20' PARKING SPOT
3	ADA PARKING STALL
4	FIRE HYDRANT
5	8 CLUSTER MAILBOX WITH OUTGOING SLOT AND (2) PACKAGE SLOTS
6	CONNECTION TO GREENBELT ACCESS PATH THROUGH NORTH PROPERTY
7	ENTRY PLAZA WITH ROCK SIGN
8	ATTACHED PUBLIC SIDEWALK
9	AC UNIT (28"x28"x30")
10	EXISTING OPEN DITCH, ENHANCED WATER FEATURE
11	BIKE PARKING

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT PRIOR TO THE BEGINNING OF CONSTRUCTION. ALL GRADES ARE APPROXIMATE. VERIFY IN FIELD.
- ALL PLANTS, TREES AND HARDSCAPING TO REMAIN UNLESS OTHERWISE NOTED. PROTECT FROM DAMAGE DURING CONSTRUCTION. REPLACE AS REQUIRED.
- PRIOR TO CERTIFICATE OF OCCUPANCY, REPLACE ANY DAMAGED EXISTING HARDSCAPING (ASPHALT, CONCRETE, CURBS, ETC.) AS REQUIRED.
- PROVIDE SECURE BICYCLE PARKING IN CLOSE PROXIMITY TO BUILDING ENTRANCES MEETING ADA REQUIREMENTS. THESE FACILITIES SHALL NOT OBSTRUCT PEDESTRIAN WALKWAYS, PUBLIC SIDEWALKS, OR BUILDING ENTRANCE. EACH CONSTRUCTED FACILITY SHALL SUPPORT THE BICYCLE AND ALLOW THE OWNER OF, TO LOCK FRAME AND FRONT WHEEL WITH ONE LOCK.

SITE ANALYSIS:

SITE CHARACTERISTICS
ZONING DISTRICT: R-3
LOT AREA: .69 ACRES
BUILDING AREA: 9,882 SF
OPENSACE: 20,174 SF

PARKING STALLS:

(TABLE 8-4D-2)
CALCULATION:
2 SPACES PER UNIT/8 UNITS = 16 SPACES
1 GARAGE SPACES PER UNIT/8 UNITS = 8 GARAGES
.5 GUEST PARKING PER UNIT/8 UNITS = 4 SPACES

REQUIRED SPACES TOTAL: 20
REQUIRED GARAGE SPACES: 8
REQUIRED ADA STALLS: 1

PROVIDED STANDARD STALLS: 4
PROVIDED GARAGE SPACES: 16
PROVIDED ADA STALLS: 1

SITE PLAN

A-101



neUdesign
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404 E. 49TH STREET GARDEN CITY ID. 83714

PROFESSIONAL SEAL

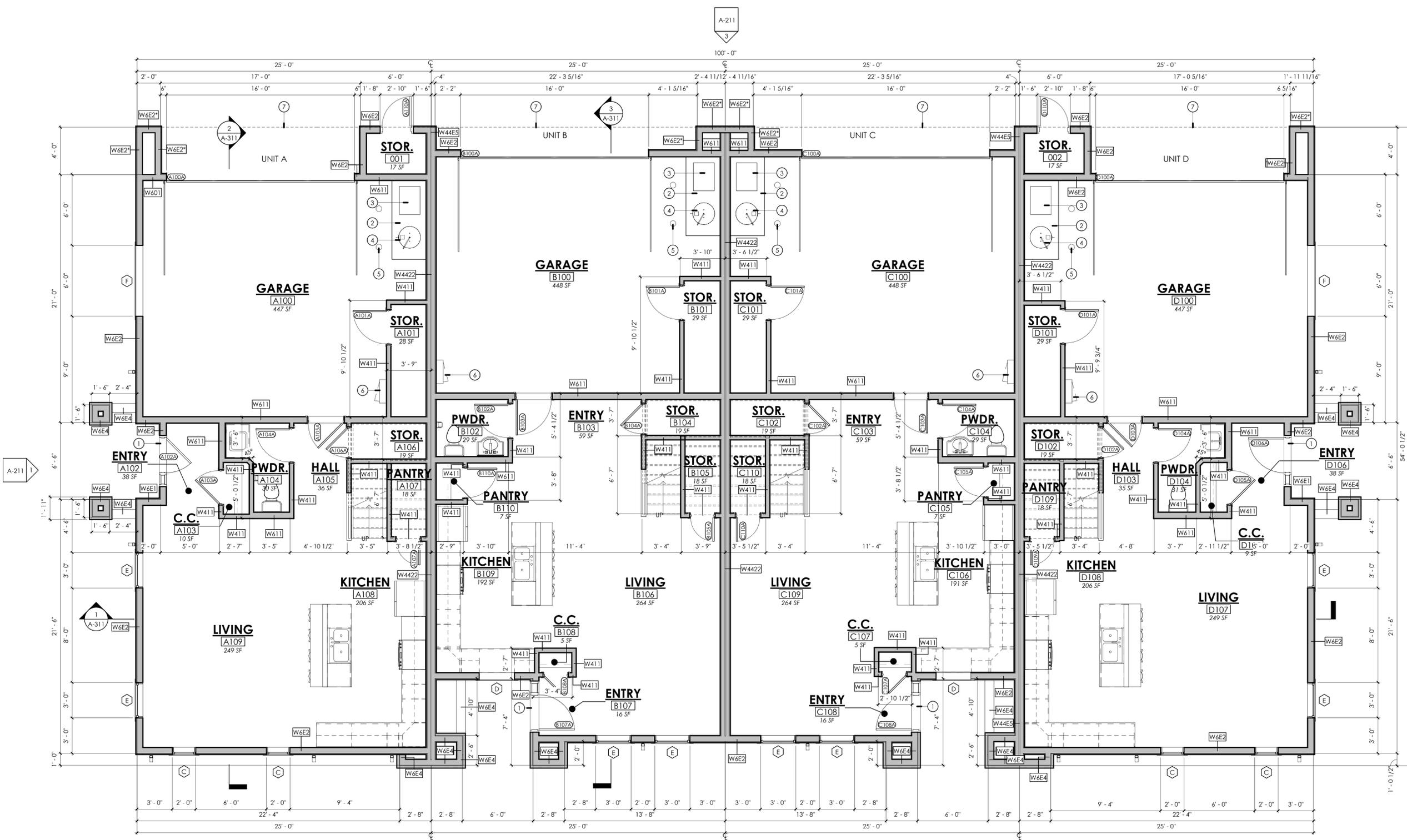
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NO. DESCRIPTION DATE

FIRST FLOOR PLAN

A-111

JOB NUMBER 19109
DRAWN BY PKC



1 FIRST FLOOR PLAN - NEW
1/4" = 1'-0"

FLOOR PLAN NOTES

#	NOTE
1	GRADES AT ENTRY DOORS TO BE NO MORE THAN 15% SLOPE IN ALL DIRECTIONS FOR A MINIMUM OF 5'-0" PERPENDICULAR TO DOOR
2	ISOLATED RAISED CONCRETE PAD, 18" A.F.F.
3	FURNACE
4	WATER HEATER, 50 GAL.
5	4" DIAMETER BOLLARD
6	ELECTRICAL PANEL
7	LINE OVERHANG ABOVE

BUILDING R-VALUE ANALYSIS:

EXTERIOR WALLS:	R-21 BATT INSULATION
ROOFS: <td>R-38 BLOWN IN CELLULOSE</td>	R-38 BLOWN IN CELLULOSE
FOUNDATION: <td>R-10 RIGID INSULATION</td>	R-10 RIGID INSULATION
FLOOR: <td>N/A</td>	N/A
WINDOWS: <td>0.35 SEE COMCHECK REQUIREMENTS</td>	0.35 SEE COMCHECK REQUIREMENTS
DOORS: <td>0.60 SEE COMCHECK REQUIREMENTS</td>	0.60 SEE COMCHECK REQUIREMENTS

WALL SCHEDULE

TYPE MARK	DETAIL #
W6E1	2/A-590
W6E2	4/A-590
W6E2*	4/A-590
W6E4	6/A-590
W44E5	7/A-590
W401	1/A-590
W411	3/A-590
W601	1/A-590
W611	3/A-590
W4422	5/A-590

- GENERAL NOTES:**
- VERIFY ALL DIMENSIONS IN FIELD AND NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO FABRICATION OR INSTALLATION.
 - TYPICAL DIMENSION LOCATIONS ARE TO F.O. CONCRETE OR GRID LINES OR LEFT/TOP SIDE OF F.O. STUD, U.N.O. (TO F.O. STRUCTURAL MEMBERS, NOT TO F.O. FINISH MATERIALS).
 - PROVIDE SOLID BLOCKING IN WALLS FOR ITEMS SUCH AS GRAB BARS, TOILET PARTITIONS, PAPER DISPENSERS, WALL-HUNG TOILETS, AND ETC.
 - ALL STUD FRAMED INTERIOR PARTITIONS WALLS SHALL BE BRACED TO THE UNDERSIDE OF DECK/STRUCTURE ABOVE.
 - ALL INTERIOR WALLS SHALL BE FILLED WITH SOUND BATT INSULATION.
 - CONTRACTORS SHALL ADHERE TO ALL CODES, RULES AND REGULATIONS FOR IBC AND SPECIFIC TRADE CODES.
 - DO NOT SCALE DRAWINGS.
 - LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS U.N.O.
 - ALL EXPOSED GWB EDGES TO HAVE METAL EDGE TRIM, TYP.
 - LIGHTER LINES TYPICALLY INDICATE OWNER SUPPLIED ITEMS U.N.O.

- FOUNDATIONS**
- PLACE ALL REINFORCING AS PER A.C.I. CODES AND STANDARDS
 - WATERPROOF STEM WALLS BEFORE BACKFILLING.
 - ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED, REDWOOD OR PROTECTED WITH 55# FELT.
 - MUDSILLS TO BE 2x PRESSURE TREATED WOOD OR REDWOOD.
 - 2" RIGID INSULATION TO BE ATTACHED TO FOUNDATION PERIMETER WALLS.
- FRAMING**
- UNLESS OTHERWISE NOTED ON PLANS, ALL EXTERIOR WINDOW AND DOOR HEADERS ARE TO BE SIZED PER ENGINEER.
 - SOIL BEARING PRESSURE IS ASSUMED TO BE 1500 P.S.F. IF THIS VARIES, CONTACT ARCHITECT PRIOR TO CONSTRUCTION.
 - NAILING SCHEDULE AS PER TABLE 25-0 I.B.C. TYPICAL PLYWOOD NAILING WITH 8D NAILS @ 6" O.C. AT EDGES AND 12" O.C. ON INTERIOR.
 - WOOD FRAMING MEMBER GRADES ARE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:
POSTS, BEAMS, HEADERS, JOISTS & RAFTERS: NO. 2 & BETTER KD DOUGLAS FIR-LARCH PLATES, BLOCKING & BRIDGING, ETC.: NO. 3 & BETTER KD DOUGLAS FIR-LARCH STUDS: STUD GRADE KD DOUGLAS FIR-LARCH POST & BEAM DECKING: UTILITY GRADE DOUGLAS FIR PLY SHEATHING: CD DOUGLAS FIR PLY 7/16"
- INSULATION**
- ALL EXPOSED INSULATION TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY OF LESS THAN 450





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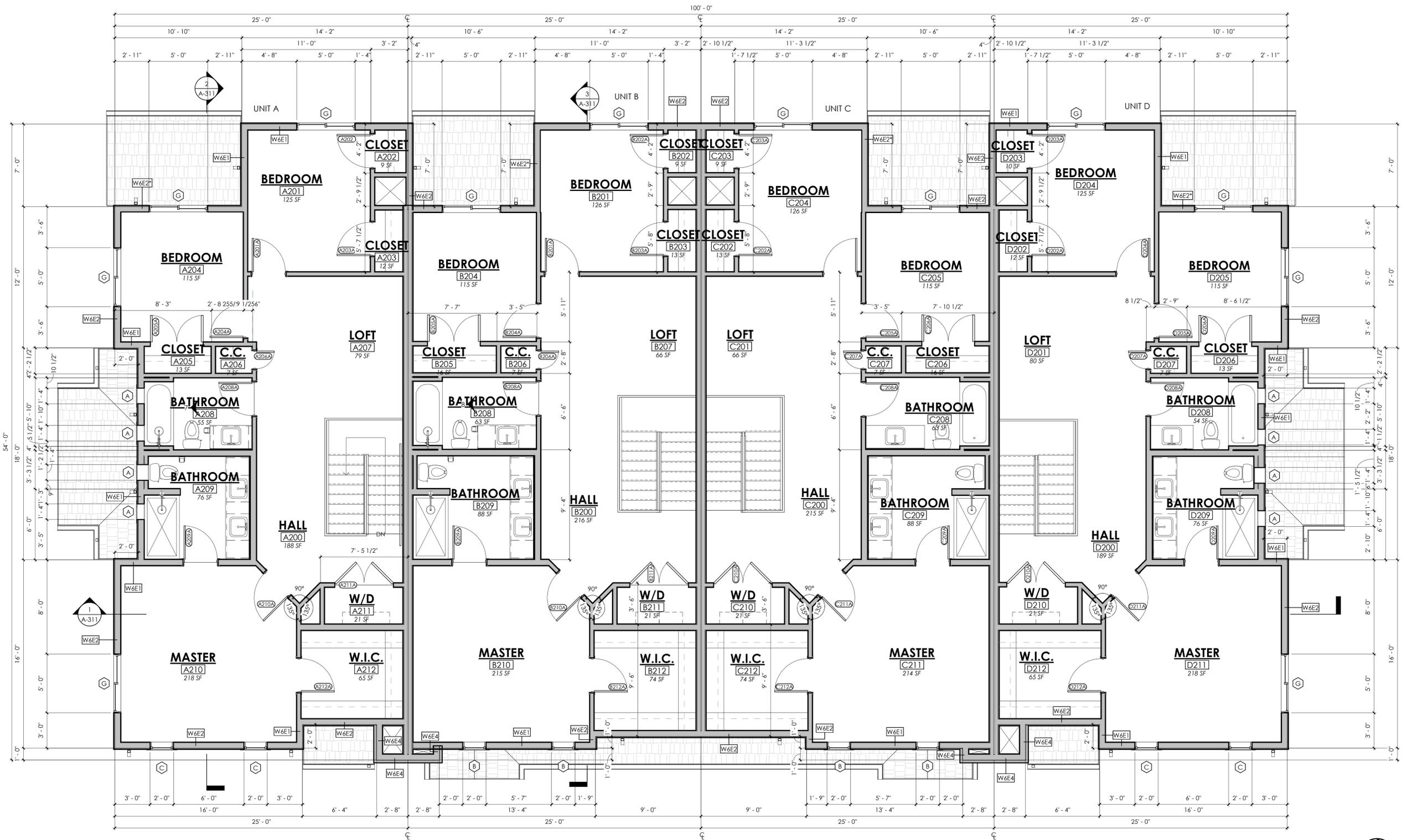
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SECOND FLOOR PLAN

A-112

JOB NUMBER 19109
DRAWN BY PKC



1 SECOND FLOOR PLAN - NEW
1/4" = 1'-0"

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WALL SCHEDULE

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EXTERIOR ELEVATIONS

A-211

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EXTERIOR FINISH LEGEND

- 1 HARDPLANK BOARD AND BATTEN - 1 X 2
VERTICAL BATTENS 2'-0" O.C.
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: BAKED CUMIN
COLOR NO: 1062-BENJAMIN MOORE
- 2 HARDPLANK CEMENT LAP SIDING - 6"
LAP HORIZONTAL; 1X4 TRIM
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: EARLY MORNING MIST
COLOR NO: 1528-BENJAMIN MOORE
- 3 TRIM: HARDI FASCIA 1X8;
ACCENT BAND 1X8
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW7004
- 4 HARDPLANK CEMENT LAP SIDING -
6" LAP HORIZONTAL; 1X4 TRIM
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: WOODCLIFF LAKE
COLOR NO: 980-BENJAMIN MOORE
- 5 CULTURED STONE VENEER - BORAL - SKYLINE
COUNTRY LEDGESTONE (ESR-1364 INSTALLED
PER MFR.'S INSTALLATION INSTRUCTIONS)
- 6 30 YEAR ARCHITECTURAL ROOFING SHINGLE

*NOTE 1: PANEL SEAMS OF VERTICAL SIDING TO BE SHIPLAPPED



3 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

1 WEST ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"



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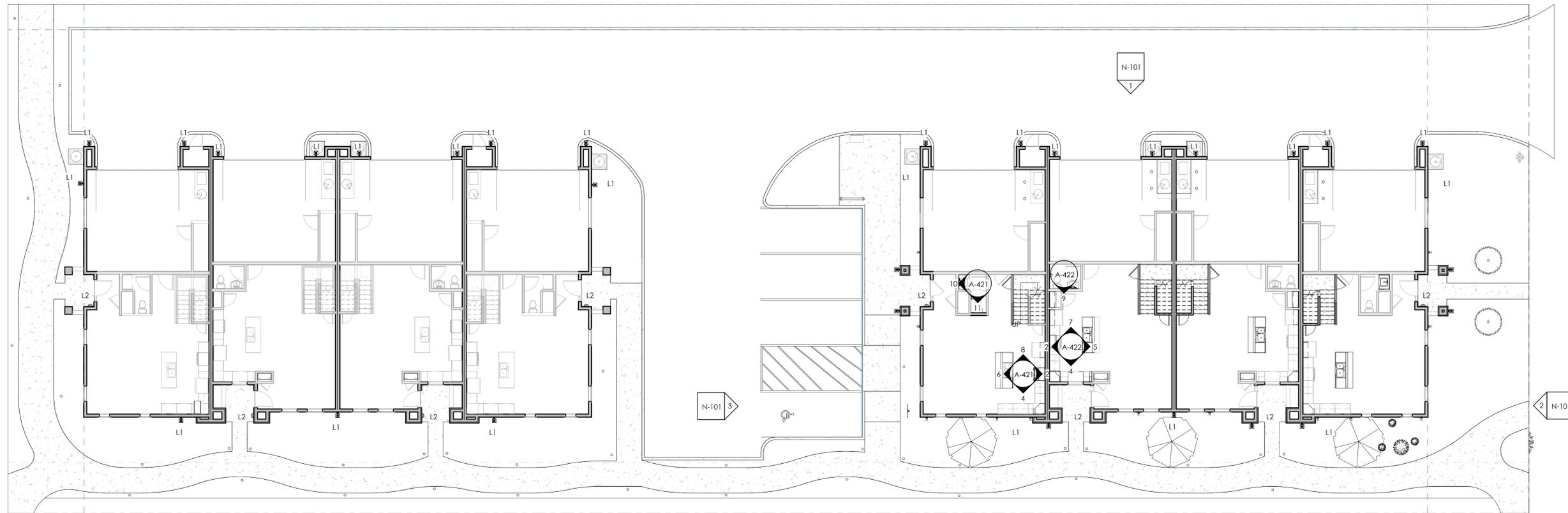
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SITE LIGHTING PLAN

E.100

JOB NUMBER 19109
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1 SITE LIGHTING
3/32" = 1'-0"

L1

Catalog No.	Finish		Lamping	Dimensions (Inches)			
	Brushed Bronze	Antique Bronze		A	B	C	D
P5628	-46		1 (m) 100w	6-3/4	10-5/8	7-1/2	2-3/4
P5629	-46		1 (m) 150w	10	15-1/8	10-3/4	10

Specifications:
General:
• Honey Art glass panels
• Lead painted weathered Bronze (-46) finish
• One-year aluminum construction
• Companion Bath and Vanity, Chain hung lantern, Chandelier, Close-to-ceiling, Hall and Foyer, Landscape, Pendant, Post top lantern, Wall bracket, Wall lantern, fixtures are available
Mounting:
• Wall mount
• Mounting strap for outlet box included
• Back plate covers a standard 4\"/>

Electrical:
• Medium base porcelain socket with nickel-plated brass screw shell
• Pre-wired
• CCSAus Wet location listed

L2

Catalog No.	Finish		Lamping	Dimensions (Inches)			
	Brushed Nickel	Antique Bronze		A	B	C	D
P5990	-09	-20	1 (m) 100w	7-3/4	14	5-5/8	7

Specifications:
General:
• Opal etched glass shade: 6\"/>

Mounting:
• Wall mount
• Back plate covers a standard 4\"/>

Electrical:
• Medium base ceramic sockets
• Pre-wired
Labeling:
• CCSAus Wet location listed

L3

*LIGHTING SCATTERED THROUGHOUT THE PATHWAY



Specifications		
Collection Name	N/A	Run Time (Fully Charged) (hours)
Power Source	Batteries	Lumens
Voltage Type	N/A (DC)	Batteries Included
Adjustable Lamp Head	X	Number of Batteries Required
Voltage	0	Number of Light Fixtures
Bulbs Included	X	Light Brightness
Number of Bulbs Required	0	Bulb(s)
Fixture Length (inches)	0.04	Light Spread Range
Fixture Height (inches)	13.75	Package Quantity
Fixture Width (inches)	0.04	Wire Length (inches)
Voltage	0	Number of Fixtures
Battery Type	Lithium ION (rechargeable) (Li-ION)	Number of Spot Lights
IPX Rating	3 (spraying water)	Type
Fixture Material	Steel	Transformer Required
Light Bulb Base Type	LED	ULSPIC
Recommended Light Bulb Shape	LED	Fixture Color Family
Weight Equipment	0	Glass Lens Type
Manufacturer Color/Finish	Black	Bulb Type
Warranty	1 year limited	Fixture Finish
Weight (lbs)	0.02	Motion Sensor
UL Safety Listing	X	Quartz Glass Lens
ETL Safety Listing	X	Lens's Coatings
Color Temperature (Kelvin)	3000	

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AREA/EGRESS
PLAN

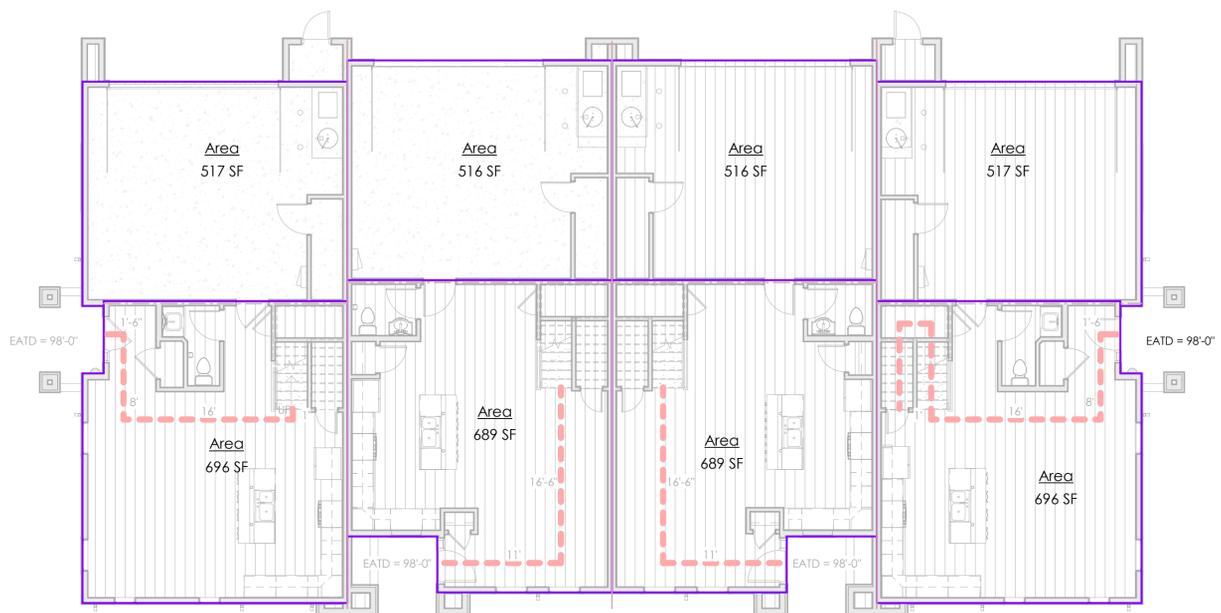
G-005

JOB NUMBER
DRAWN BY

19109
PKC



2 Second Floor
1/8" = 1'-0"



1 First Floor
1/8" = 1'-0"

EGRESS LEGEND



PATH AND DIRECTION OF EXIT ACCESS w/ MAXIMUM TRAVEL DISTANCE.

EATD= EXIT ACCESS TRAVEL DISTANCE

FIRE EXTINGUISHER NOTES:

- F.E. = 2A-10ABC FIRE EXTINGUISHER LOCATED AS SHOWN BRACKET MOUNTED WHERE APPROPRIATE
- NO GREATER THAN 75 FEET TRAVEL TO ANY EXTINGUISHER LOCATIONS. FIRE EXTINGUISHER LOCATIONS MAY BE MODIFIED AS LONG AS THE TRAVEL DISTANCE REQUIREMENT IS MET
- SEE LIGHTING PLAN FOR EMERGENCY LIGHTING & SPECIFICATIONS

EGRESS NOTES:

MEANS OF EGRESS DOORS SHALL MEET THE REQUIREMENTS OF SECTION 1010.1

EXCEPT AS SPECIFICALLY PERMITTED BY SECTION 1010.1, EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEC 1010.1.9

GENERAL NOTES:

- 1-HR FIRE RATED - SEE WALL TYPES, TYPICAL ALL UNITS
- 2-HR FIRE RATED - SEE WALL TYPES, TYPICAL DEMISING WALL ALL UNITS

- ADDRESS NUMBERS SHALL BE PLACED ON THE BUILDING(S) IN A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE AT LEAST 4" H. VERIFY W/ FIRE MARSHAL FOR LOCATION.
- LOCATE FIRE DEPARTMENT KNOX BOX AS DIRECTED BY THE FIRE MARSHAL.
- PROVIDE FIRE EXTINGUISHERS / CABINET IN ACCORDANCE WITH SECTION 308 AND 309 OF THE ANSI A117.1-2009 STANDARDS.
 - FIRE EXTINGUISHER SHALL HAVE MIN. RATING OF 2A-10ABC W/TAGS AFFIXED.
 - MAXIMUM TRAVEL DISTANCE TO REACH AN EXTINGUISHER SHALL NOT EXCEED 75 FT.
 - FIRE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL. FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED.
 - FIRE EXTINGUISHERS SHALL BE HOUSED IN CABINETS (NOT LOCKED) OR INSTALLED ON HANGERS OR BRACKETS SECURELY MOUNTED IN ACCORDANCE WITH MFR.'S RECOMMENDATIONS. FIRE EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 LBS. SHALL BE INSTALLED SO THAT THEIR TOPS ARE NOT MORE THAN 4 FT. A.F.F. CLEARANCE BETWEEN FLOOR AND BOTTOM OF INSTALLED HAND-HELD PORTABLE FIRE EXTINGUISHERS SHALL NOT BE LESS THAN 15". REFER TO LOCAL FIRE JURISDICTION REPORT FOR ADDITIONAL REQUIREMENTS.
- B105.1 MINIMUM FIRE FLOW: TOWNHOUSES R302.2. WHERE A FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION P2904 IS NOT PROVIDED, THE COMMON WALL SHALL BE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE-RATED WALL ASSEMBLY TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263. THE FIRE FLOW SHALL BE NOT LESS THAN 2,750 GPM, FLOW FOR A DURATION OF 2 HOURS. REFER TO LOCAL FIRE JURISDICTION REPORT FOR ADDITIONAL REQUIREMENTS.

SITE PLAN NOTES

- Note
- 1 DRIVEABLE SIDEWALK AND LANDSCAPING
 - 2 STANDARD 9'X18' PARKING SPOT
 - 3 ADA PARKING STALL
 - 4 CONNECTS TO ADJACENT LOTS PATH TO THE GREENBELT
 - 5 PUBLIC SIDEWALK

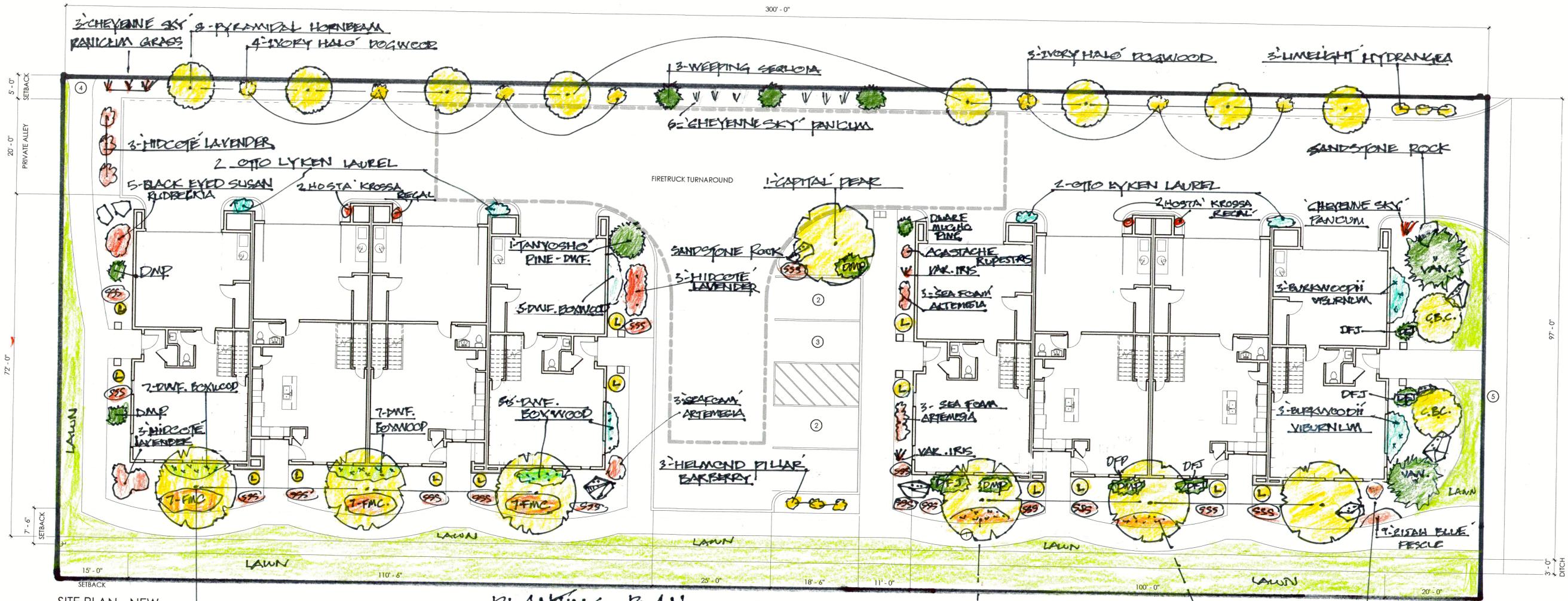


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1 SITE PLAN - NEW
3/32" = 1'-0"

PLANTING PLAN

DESIGNED BY: STEVEN GROSSETT A.S.L.A.

JULY 2019

John P. Smith

6 CAPITAL ORNAMENTAL PEAR + 1 = 7 TOTAL
2 CBC = CORAL BURST CRABAPPLE
2 VAN = YANPERWOLF WHITE PINE

14 (L) = LIMELIGHT HYDRANGEA ON STANDARD
SSS = SEDUM SUNSPARKLER - 3-10' GALLON
DFJ. = DAUBS FROSTED JUNIPER
DMP = DWARF MUGHO PINE
7-7-7 = COREOPSIS FULL MOON (FMC)

9-19 ELIZABETH BLUE FESCUE

AGASTACHE RUPESTRIS

NO.	DESCRIPTION	DATE
1		7/23/19

JPG